

SKETCH & DESCRIPTION
EXHIBIT 'A'
 A PORTION OF SECTION 6-50-42
 CITY OF LAUDERHILL
 BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

Commence at the South Quarter (S 1/4) of said Section 6; thence N02°25'29"W along the west line of the Southeast Quarter (SE 1/4) of said Section 6, a distance of 1330.83 feet to a point on the extension of the north line of Block 9, BROWARD ESTATES SECTION ONE, as recorded in Plat Book 33, Page 3 of the Public Records of Broward County, Florida, also being the Point Of Beginning; thence S87°34'31"E along the said extension of the north line of Block 9, a distance of 25.00 feet to the northeast corner of said Block 9; thence N02°25'29"W, 627.77 feet; thence N22°24'55"W, 129.39 feet; thence N29°05'25"W, 313.15 feet to a point on the south right-of-way line of N.W. 5th Place; thence N88°11'31"E along the south right-of-way line of N.W. 5th Place, a distance of 159.78 feet to the northeast corner of Broward County School Property, also being the northwest corner of the Quit Claim Deed, as recorded in Instrument #113005246, of the Public Records of Broward County, Florida; thence S02°25'29"E, 235.59 feet; thence S22°33'40"E, 145.24 feet; thence S02°25'29"E, 655.54 feet (the previous three calls being along the east line of the Broward County School Property and the west line of said Quit Claim Deed) to the Point Of Beginning.

Said lands lying in the City of Lauderhill, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less.

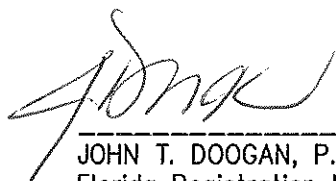
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west line of the southeast quarter (SE 1/4) of Section 6-50-42 having a bearing of N02°25'29"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 10/27/2017



 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

REVISIONS	
REVISED	04/19/2017 KSB
REVISED	10/27/2017 KSB



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JOB #:	9543-1
SCALE:	-
DATE:	01/11/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	PG. -
SHEET:	1 OF 3

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 BROWARD COUNTY, FLORIDA

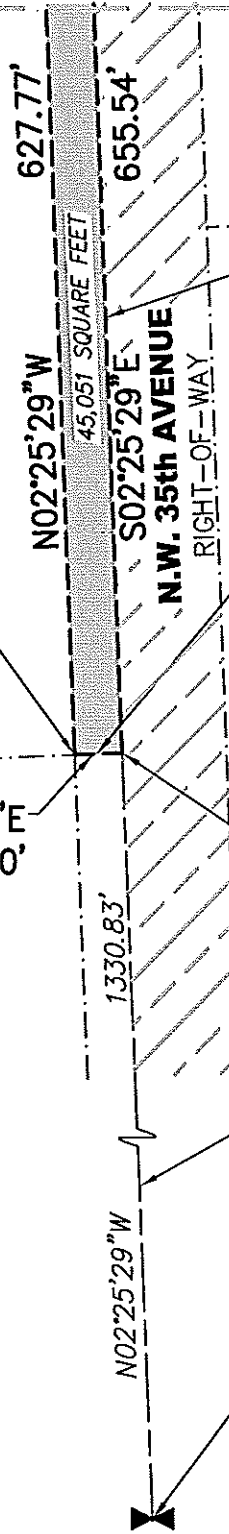
MATCHLINE

SEE SHEET 3 OF 3

**BROWARD COUNTY
 SCHOOL PROPERTY**

BLOCK 8
 NEW BROWARDALE
 1ST ADDITION
 (P.B. 47/43, B.C.R.)

EAST LINE BROWARD
 COUNTY SCHOOL PROPERTY



NORTHEAST CORNER
 BLOCK 9
 (P.B. 33/3, B.C.R.)

NORTH LINE EXTENDED
 BLOCK 9
 (P.B. 33/3, B.C.R.)

S87°34'31\"E
 25.00'

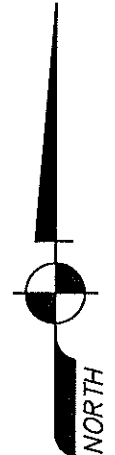
P.O.B.



BLOCK 9
 BROWARD ESTATES
 SECTION ONE
 (P.B. 33/3, B.C.R.)

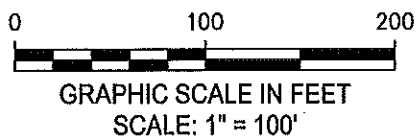
BLOCK 6
 WESTGATE
 (P.B. 34/44, B.C.R.)

WEST LINE OF THE SE 1/4
 OF SECTION 6-50-42
 BEARING BASIS

P.O.C.
 SOUTH 1/4 CORNER
 SECTION 6-50-42



 NW 35TH AVE
 (RIGHT-OF-WAY)
 PROPOSED
 DEDICATION AREA



**NOT VALID WITHOUT
 SHEETS 1 THROUGH 3**

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JOB #:	9543-1
SCALE:	1" = 100'
DATE:	01/11/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	2 OF 3

